108.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	999,000 / 999,000
					USE VALUE:	999,000 / 999,000
					ASSESSED:	999,000 / 999,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		LAWRENCE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIAKOS GEORGE/SVETLANA
Owner 2:	
Owner 3:	
Street 1:	21 LAWRENCE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TERRIZZI SHELLEY -
Owner 2:	-
Street 1:	21 LAWRENCE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .224 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1954, having primarily Vinyl Exterior and 2662 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9755.000	500,100		498,900	999,000
Total Card	0.224	500,100		498,900	999,000
Total Parcel	0.224	500,100		498,900	999,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.23 /Parcel: 375.23

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 68900

GIS Ref

GIS Ref

Insp Date 08/31/18

!8469!

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	500,100	0	9,755.	498,900	999,000		Year end	12/23/2021
2021	101	FV	486,100	0	9,755.	498,900	985,000		Year End Roll	12/10/2020
2020	101	FV	486,100	0	9,755.	498,900	985,000	985,000	Year End Roll	12/18/2019
2019	101	FV	350,100	0	9,755.	506,000	856,100	856,100	Year End Roll	1/3/2019
2018	101	FV	350,100	0	9,755.	377,700	727,800	727,800	Year End Roll	12/20/2017
2017	101	FV	350,100	0	9,755.	342,100	692,200	692,200	Year End Roll	1/3/2017
2016	101	FV	350,100	0	9,755.	327,800	677,900	677,900	Year End	1/4/2016
2015	101	FV	330,700	0	9,755.	277,900	608,600	608,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:23:22

LAST REV

Date	Time
09/13/18	12:30:07
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8469

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TERRIZZI SHELLE	43680-340		9/8/2004		570,000	No	No		
TERRIZZI ANGELO	31723-589		8/17/2000	Family		No	No	4	
	19965-138		7/1/1989		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	68900
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	CC	Chris C
4/9/2009	Measured	189	PATRIOT
9/20/2005	MLS	BR	B Rossignol
1/5/2005	MLS	MM	Mary M
11/29/1999	Mailer Sent		
10/27/1999	Measured	256	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9755		Sq. Ft.	Site		0	70.	0.73	5									498,856						498,900	

Total AC/HA:	0.22394	Total SF/SM:	9755	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	498,856	Spl Credit		Total:	498,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.21848941
Const Adj.:	0.99989998
Adj $ / SQ:	170.571
Other Features:	110184
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	524257
Depreciation:	24116
Depreciated Total:	500141

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

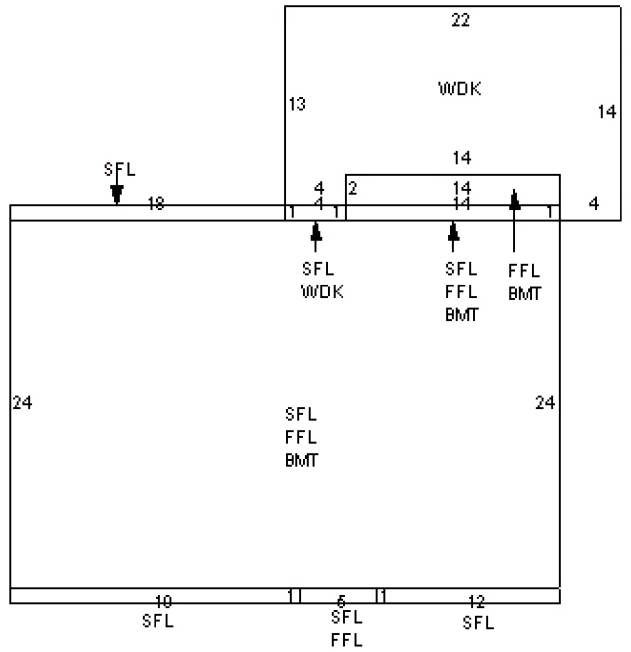
No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	170.57
Special Features:	0	Val/Su Net:	165.65
Final Total:	500100	Val/Su SzAd	270.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	936	170.570	159,655
FFL	First Floor	911	170.570	155,391
BMT	Basement	906	106.440	96,432
WDK	Deck	266	9.760	2,596

Net Sketched Area:	3,019			Total:	414,074
Size Ad	1847	Gross Area	3019	FinArea	2662

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

108.0-0002-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	